



MEMORANDUM

TO: Trinidad Planning Commission

FROM: Trever Parker & Kristen Martin, City Planners

DATE: January 9, 2008

RE: General Plan Update Agenda Item

We did not have much time to start drafting updated General Plan policies for this month's meeting. However, we did create a document that includes the vision statement from the Draft General Plan that was created based on the Town Hall meetings in the late 1990's. The document also includes all the Land Use, Open Space and Conservation Elements policies so you can begin reviewing them. We have also reviewed the output from Chi-Wei's town hall meeting and incorporated those issues into the policy guidance documents for the Land Use, Open Space and Conservation Elements. Many of the issues raised at that meeting had already been addressed during other community meetings. Updated copies of the Land Use, Open Space and Conservation guidance documents are included in your packets; items in boldface are those that have been added based on the new list of issues generated at the town hall meeting.

LAND USE POLICIES:

- LU-1. The Land Use Maps (Figures) designates specific land use areas. All new development shall be placed into appropriately designated areas so that land use conflicts can be minimized.
- LU-2. Densities and uses specified under each General Plan designation are further defined by language and specification included in the corresponding Zoning designation.
- LU-3. Some existing uses are not placed in an appropriate land use category because of their isolated location and the undesirability of providing for expansion of similar uses in the immediate area. Those areas have been given an appropriate and compatible designation to allow the existing use to continue as a non-conforming use, but not to allow for significant expansion of the use. In order to distinguish between uses that are compatible and those that are non-compatible, discretion will be used that is based on the attitudes of local property owners and the judgment of the Planning Commission.
- LU-4. Creation of substandard sized lots, through subdivision or lot line adjustment, shall not be allowed.
- LU-5. The Planning Commission shall annually review specifications of the Zoning Ordinance and implement changes, as necessary, to allow adequate response to development proposals or ongoing activities and to keep the Zoning Ordinance responsive to retaining the small-town community character.
- LU-6. The City shall designate the Planning Commission with responsibility for approving the design of development proposals including signs and building remodels. The Commission should not be concerned with normal maintenance such as painting, or minor exterior remodeling. Administrative approvals by staff, consistent with design guidelines approved by the Commission, should be allowed.
- LU-7. The Planning Commission should ensure that any proposed development is compatible with, and does not detract from, the uniqueness of the City's noted historical sites and structures. Sufficient open space surrounding historic structures shall be provided by developments located adjacent to these sites.
- LU-8. Utility lines serving new buildings and utility connections to existing power poles shall be underground for all new construction. Undergrounding of existing utility lines shall also be required, particularly where scenic views are involved.

- LU-9. The General Plan recognizes the HSU Marine Laboratory as an asset to the City but opposes conversion of adjacent areas to allow further expansion.
- LU-10. Trinidad Beach State Park, Trinidad School playing field, the Telonicher Marine Laboratory and any other State properties within City Limits require coastal development permit/design review approval from the City for any development on lands, as required by the Coastal Act and the City's zoning ordinance. The City, in lieu of individual development proposals, may approve an adequate Management Plan discussing specific future development activity on those Open Space lands.

CIRCULATION POLICIES:

- CIRC-1 The main route through the City is on Main Street, Trinity Street and Edwards St., which take travelers from Highway 101 to the Harbor. Any land use that generates significant amounts of auto or truck traffic should have direct access to this route. Patrick's Point Drive is a collector street outside the City that can currently supports limited commercial traffic. Westhaven Drive, Stagecoach Road, the east side Frontage Road, Scenic Drive and other county roads in the planning area are secondary collectors providing access to residential areas. These are the primary collector streets in the planning area.
- CIRC-2. With the exception of Main, Trinity and Edwards Streets, the small-town character of Trinidad should be protected by leaving undeveloped portions of right-of-ways unpaved except where sidewalks are necessary for pedestrian safety.
- CIRC-3. Street improvements should be completed according to the priority areas and as identified by the standards of improvement for streets in the Pavement Management System Plan. This plan shall be updated annually.
- CIRC-4. Both sides of Main Street and Trinity Street shall have continuous sidewalks. Edwards Street should have a sidewalk on at least one side of the street, providing linkage to pedestrian trails. Parking should be limited to one side of Edwards Street.
- CIRC-5. Any new or existing lot in the City intended for a new residential occupancy shall have at least 25 feet of frontage on a publicly dedicated road. On lots, when a private right-of-way serves as access to more than one dwelling, the right-of-way should be at least 25 feet wide, and shall be offered to be dedicated to the public. Gated communities shall not be allowed within City limits.

- CIRC-6. New subdivisions outside of City limits, or annexations within the intensive development area should require streets offered to be dedicated to the public, not private roads. These roads should be improved to the County's road improvement standards for dedicated public streets prior to finalizing approval. All subdivision streets shall be adequately paved. Gated communities should not be allowed.
- CIRC-7. Private right-of-ways serving as access to more than one dwelling shall not be allowed to restrict public access by placement of a gate or other obstacles.
- CIRC-8. Scenic Drive, Stagecoach Road, Patrick's Point Drive north of the intersection with Stagecoach Road, and Edwards Street are the four scenic routes in the planning area. Scenic Drive is limited to one lane in certain areas but it should be considered a scenic road because of the spectacular views of the coast.
- CIRC-9. A second access road from the Quarry Road area to Westhaven Drive shall be provided when the County or City approves land divisions in this area. The Land Use Map **FIGURE** indicates one possible alignment.
- CIRC-10. Significant development proposed within the City or County that will access the Trinidad/ Highway 101 intersection shall be required to assess the impacts to this intersection and adjacent road capacities and provide design improvements as mitigation.
- CIRC-11. The City shall continue to pursue funding to study and construct an appropriate traffic control option at the Trinidad/Highway 101 Intersection.
- CIRC-12. All new residences and additions to existing residences shall provide a surfaced parking area for at least two vehicles so that residents and visitors are not required to park along the streets.
- CIRC-13. Public parking areas with 2-hour parking limits should be provided, when found necessary, along the South side of Edwards Street for public access to trails and vista points.
- CIRC-14. Periodic circulation and parking studies should be done in order to stay abreast of potential new opportunities and problems.
- CIRC-15. Vehicle or other storage should not be allowed in required off-street parking spaces.
- CIRC-16. The parking-in-lieu mechanism should be implemented in a manner that reduces the impacts of the project providing the fees.

- CIRC-17. The City shall develop and enforce an ordinance for keeping alleyways unobstructed at all times for public and emergency vehicles.
- CIRC-18. Parking requirements for the Mixed Use Zone shall be reduced to allow existing structures to be utilized for commercial uses.
- CIRC-19. The City should support the continuation of Humboldt Transit Authority's (or other provider) regional bus service in the Trinidad area.
- CIRC-20. The City should attempt to work with the Humboldt Transit Authority to encourage a more direct route into Eureka, with fewer stops in the McKinleyville area.
- CIRC-21. The City shall provide for pedestrian and bicycle amenities such as benches and attractive, secure and accessible bike parking, where feasible. This may include seeking grant funding, volunteer efforts, or as a requirement for private development proposals.
- CIRC-22. The City shall provide safe and convenient pedestrian access to all areas of the City through routine maintenance and repair of sidewalks on the main arterial routes, so that visitors are encouraged to park vehicles in a centralized area and walk.
- CIRC-23. The City shall continue to update its Trails plan, where necessary, to encourage pedestrian and / or non-motorized vehicular access to appropriate areas open to the public.

CONSERVATION POLICIES

- CONS-1. The City designates both the Luffenholtz Creek and Mill Creek watersheds upstream of the point of water withdrawal as a "Critical Water Supply Area", recognizing that these watersheds areas are so limited in area and currently developed in a manner that makes the streams susceptible to a potential risk of contamination to the water supply from development activities.
- CONS-2. The City shall work with the County to ensure that the County designation of Luffenholtz Creek and Mill Creek watersheds as "Critical Water Supply Areas" limits land use activities as defined in the Humboldt County Framework Plan and the Trinidad General Plan.
- CONS-3. Development within Critical Water Supply Areas shall demonstrate that no risk of contamination to the water supply area will occur due to the development activity proposed. Development within a "Critical Water

Supply Area” shall utilize appropriate erosion and sediment control measures.

- CONS-4. The City recognizes both Luffenholtz and Mill Creeks to be Critical Water Supply areas, as defined in Sec 3362 of the County’s Framework Plan. In order to make the findings listed in the Framework Plan Sec 3432 (9) the following conditions need to be applied to any development, as defined by the City, County, Coastal Act, or activities regulated by the Forest Protection Act:
- a. No ground altering activity, including timber harvest activities (and exemptions) is to occur between October 15th- April 15th
 - b. Erosion control/ water quality plans are required to be submitted by applicant (both in City and County) and approved by City Engineer. This is to occur at the applicant’s expense, prior to development activity occurring.
 - c. As part of b. above the applicant is to submit a proposed monitoring plan that includes submittal of final report one year after ground altering activity commences.
 - d. No septic systems are to be placed within 100 ft. of Class 1 and Class 2 streams. Repairs and expansion of existing systems shall occur outside these areas whenever possible.
 - e. During construction, land clearing activities and vegetation removal shall be minimized. Trees and native vegetation shall be retained around graded areas to stabilize hillsides; retain moisture; reduce erosion, siltation and nutrient runoff.
 - f. Construction sites shall be planted with native or naturalized vegetation and mulched with natural materials to aid in erosion control and insure revegetation.
 - g. Exposed slopes shall be minimized so as to increase infiltration and reduce water flow velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching and berm construction.
 - h. Slopes greater than 25% shall be left undisturbed. Slopes greater than 15% shall not be utilized for access roads unless designed to traverse the slope at less than 15%.
- CONS-5. The City shall review development projects in the County, including timber harvest plans, that affect Luffenholtz Creek and Mill Creek watersheds and provide comments to regulatory agencies emphasizing the need to minimize water quality impacts. Such comments shall consider consistency with all relevant policies in the City’s General Plan, including those found under Water Resources, Water Supply, Wastewater Disposal, and Planning Area.

- CONS-6. The City shall monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality. The City should develop and maintain an ongoing and open relationship with landowners within the watershed.
- CONS-7. Property within a “Critical Water Supply Area” shall be designated “Special Environment” to minimize further subdivision and reduce potential adverse land use densities until such time that improvements are made to the water supply system so that it is not so sensitive to land use impacts. Existing lots within the watershed may be considered suitable for single-family residence provided the septic tank system is carefully designed and installed to preclude pollution of the stream, and requires annual inspection by and fees to the City (currently contracting with the County Environmental Health Department.).
- CONS-8. New development shall be located close to existing roads and services and away from streams in order to limit the impacts of development on undisturbed areas.
- CONS-9. The City of Trinidad shall pursue a Memorandum of Understanding with property owners within the “Critical Water Supply Area” to ensure that they will not use herbicides or other hazardous chemicals.
- CONS-10. The City shall adopt a watershed based approach to land use planning that accounts for the impacts of development on an entire watershed, not simply the individual parcel or activity.
- CONS-11. The City Council shall submit letter to the Board of Forestry that requests modification of the noticing requirements for timber harvest plans and exemptions to include a formal mechanism for noticing affected municipal water system operators.
- CONS-12. The City shall notify EPA of timber harvest operations subject to Section _____ of the Clean Water Act.
- CONS-13. The City shall require minimization of impacts to areas that are particularly sensitive to erosion, as well as preserve areas that provide important water quality benefits, such as riparian and wetland areas.
- CONS-14. The City shall incorporate storm water runoff, erosion control, and water quality considerations into the staff recommendations for all application reviews. Pre and post monitoring shall be a requirement. New developments shall be designed to:
- a. Limit sediment loss resulting from construction.

- b. Limit the extent and duration of land disturbing activities.
- c. Replace native vegetation as soon as possible upon project completion.
- d. Maintain natural drainage conditions.
- e. Conform, wherever possible, to the natural topography of the area.

- CONS-15. The City shall develop a Septic Maintenance Program that includes regular monitoring, maintenance, and pumping requirements to assure that State and federal water quality standards continue to be met.
- CONS-16. The City shall work with the present owner of Trinidad Harbor to research possible alternatives to the current methods of refueling boats at the Trinidad Harbor.
- CONS-17. The City shall support community education geared towards helping citizens reduce their impact on the surrounding watershed.
- CONS-18. The City shall strive to keep resource information regarding listed species up to date. The General Plan defers to state and federal regulations associated with rare, threatened, and endangered species.
- CONS-19. For the entire Planning Area, the areas generally within 100 feet of the centerline of perennial streams and 50 feet from the centerline of intermittent streams outside of Resource Production (RP) designated lands are placed in the Open Space or Special Environment designations and by definition are to be designated as a Riparian Protection Zone. These zones may vary in width depending on site specific criteria and the existence/absence of naturally occurring (not artificially manipulated) riparian habitat. Riparian habitat along streams in timber management areas should be designated similarly.
- CONS-20. Riparian vegetation within the Riparian Protection Zone shall be protected. Structures and activities should be sited outside this riparian protection zone. If not possible, areas that must be disturbed should be kept to a minimum and be replanted with appropriate native vegetation. New septic tank systems should not be permitted in riparian protection zones.
- CONS -21 Existing systems within City limits located within Riparian Protection Zones shall require periodic inspection by the City (currently contracting with the County Environmental Health Services Department).
- CONS-22. Development of Trinidad Head and other areas where rare plants have been identified shall be kept to a minimum to protect the habitats located there. The identification and location of rare plants should be considered in the development of any major new developments or improvements.

- CONS-23. Public resource agencies (e.g., State Lands Commission and State Department of Fish & Game) should be encouraged to take every possible step to minimize the intrusion of boaters and beachcombers on offshore rocks.
- CONS-21. Signs indicating that the collection of marine life from tide pools, inter-tidal rocks, or other near shore environments, without necessary approval, is prohibited shall be placed on all trails leading to and from the beach.
- CONS-22. All areas of prime timberland that remain in manageable units are to be designated Resource Production. This category is intended to preclude division of these lands into lots of less than 20 acres with no more than one single-family dwelling per lot.
- CONS-23. **(10)** Detailed studies of soil characteristics and hydrology are needed in areas with slight soil limitations if such areas are planned for within the Urban Limit Line and sewage disposal system design shall be specified prior to any intensification or addition to existing uses in areas with severe soil limitations.
- CONS-24. **(10)** Foundation requirements sizes should only be allowed based on soils studies to ensure that development and sewage disposal systems will not create cumulative adverse impacts on ground or surface waters.
- CONS-25. **(11)** All new parcels shall have adequate area to provide for anticipated uses or structures. Setbacks from nearby septic tanks, wells, nearby slopes and streams shall also be provided. Sufficient area for adequate sewage disposal requirements shall be demonstrated prior to any intensification or addition to existing uses.
- CONS-26. Any new development or land divisions within one-half mile of the Trinidad quarry, off Quarry Road should include notification on property deeds or other mechanisms so owners are aware of the intermittent operations that occur.

OPEN SPACE POLICIES:

- OS-1. The beaches and sea cliffs which border the southern and western sides of the City (identified as Open Space) shall be preserved from development and allowed to remain in their present, essentially natural state.
- OS-2. Trinidad Bay and the bay bordering Trinidad on the west, including all their islands, shall be preserved in their present state. These marine areas offer two of the most uniquely beautiful views, combining ocean, islands, bay and rugged, timber shorelines that can be found no where else along

the California coast. The islands provide habitats for marine organizations and serve as refuges or rookeries for birds and marine mammals, including sea lions and harbor seals. Any near shore developments should be unobtrusive and visually compatible with the bay vista.

- OS-3. The lands designated as Open Space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present state. It is from these lands that the unparalleled view to the south is obtained.
- OS-4 Management considerations for bluff tops include unauthorized activities such as 'piped discharges' of stormwater runoff, disposal of grass and yard wastes over the bank, cutting of trees for view enhancement, carving into bluff faces and trespass onto sensitive areas. Public awareness coupled with ordinance provisions is the best method for addressing these concerns.
- OS-5. The Tsurai Village Site, as shown on Plate 1B, is an important cultural and natural feature located in the City. The City Council shall adopt a management Plan for the area with primary participation and input from the Tsurai Ancestral Society. Input from the Coastal Conservancy, and State Office of Historic Preservation will be solicited. Until a management plan has been established, there shall be no disturbance, vegetative removal, or new construction, within the Tsurai Village Site (except for the construction and maintenance of public access trails to the shoreline).
- OS-6 The Tsurai Village Site Management Plan shall provide measures to prevent significant adverse impacts to this cultural and natural resource area. The Management Team shall be The City of Trinidad and the Tsurai Ancestral Society. The City with the assistance of the Tsurai Ancestral Society shall work with the Coastal Conservancy to approve the expanded activities proposed as part of an approved Management Plan.
- OS-7. Any development within or immediately adjacent to the Tsurai Village Site shall first provide public notice to the Tsurai Ancestral Society. A direct lineal descendant Member of the Tsurai Ancestral Society shall be present during times of excavation and grading to protect the cultural sensitivity to this area.
- OS-8. Should concentrations of archaeological materials be encountered during construction or grading operations, all ground-disturbing work shall be temporarily halted or shifted to another area. Work near the archeological finds shall not be resumed until a qualified archeologist has evaluated the materials and offered recommendations for further action. Should human remains be uncovered, the Tsurai Ancestral Society shall be contacted immediately. State law requires that the County Coroner be contacted

immediately as well. Should the Coroner determine that the remains are likely those of a Native American, the Tsurai Ancestral Society and the California Native Heritage Commission must be contacted. The Tsurai Ancestral Society shall determine the appropriate treatment of the remains.

NOISE POLICIES:

- NO-1. Existing and potential incompatible noise levels in problem areas shall be reduced through operational or source controls where the City has responsibility for such controls. Land use planning, subdivision review, building code enforcement, and other administrative means shall be utilized as needed.
- NO-2. Noise created by new or proposed stationary noise sources or the expansion or alteration of an existing use shall be mitigated so as not to exceed noise level standards in Table F-1 at adjacent land uses.
- NO-3. New development shall be designed and constructed to meet levels listed in chart.

SAFETY POLCIES

- SAF-1. **(DC)** Questionable or Unstable areas should not be disturbed by any activity that increases soil absorption of water or disturbs vegetation or soils that would impact the stability of the slopes. Areas of questionable stability should not be developed if possible. Development that alters the landform, changes or adds runoff, or significantly covers or adds weight to the property should only be allowed if a registered geologist or other qualified professional determines that the development will not increase erosion or instability and if a specific recommendation for controlling runoff is provided.
- SAF-2. **(1)** City and County Zoning Ordinances should require a use permit for timber harvesting (as defined in the Forest Practices Act) within or nearby unstable lands or lands of questionable stability.
- SAF-3. **(2)** Provisions in the Uniform Building Code (Chapter 70) regarding grading on slopes should be used to ensure that owners of unstable lands or lands of questionable stability do not create slope stability problems.
- SAF-4. **(3)** Structures, septic tank systems, access roads, and driveways shall not be located on unstable lands, as defined by the **Land Use Map**. Structures, septic tank systems and driveways should only be permitted on lands of questionable stability (or when outside the City within 100 feet upslope of unstable lands or lands of questionable stability) if analysis by

a registered geologist, or civil engineer with soils expertise indicates that the proposed development will not significantly increase erosion, slope instability or sewage system failure.

- SAF-5. The City shall utilize its parcel specific database of unstable or questionable stability areas to provide a zoning overlay for those parcels.
- SAF-6. **(5)** Where access trails must traverse steep slopes they should be located away from unstable areas. Improvements should be provided to minimize erosion and slope failure.
- SAF-7. **(7)** Volunteer Fire Department personnel, the California Department of Forestry, and the City and County Building Inspectors should warn property owners to inspect flues and chimneys for damage after moderate and large earthquakes prior to their use. Occupied structures that appear to have been seriously damaged should be inspected and evacuation required if they are found unsafe and until such time that the problem has been remedied.
- SAF-8. The City shall utilize its parcel specific database of the Alquist-Priolo (Fault Rupture) Study Zone to provide a zoning overlay for those parcels affected.
- SAF-9. New development proposed on parcels indicated as being located within the Alquist-Priolo study zone shall first prepare reports, as required by the Alquist-Priolo Earthquake Fault Zoning Act (See Department of Conservation Special Publication – 42).
- SAF-9. **(8)** Except for existing harbor and public access facilities and shoreline protection structures, no new permanent structures shall be located less than 20 feet above Mean Lower Low Water.
- SAF-10. To ensure urban fire safety, the City shall enforce the Uniform Building and Uniform Fire Codes (UBC & UFC) currently in effect.
- SAF-11. Upgrades to the City's water supply system shall consider needs for future abatement purposes. Other sources of water, including open-water areas, should be identified for fire-fighting personnel. Fire hydrant spacing and other safety features shall be considered in review of new development projects.
- SAF-12. The City shall maintain a mutual aid agreement with CDF to ensure rapid response to wildland fires.
- SAF-13. The City shall develop a comprehensive response plan for emergencies, including seismic events, tsunamis, slope failure, storms, fires, and

materials spills or contamination. The plan will provide for timely and coordinated agency response to emergencies that threaten community residents, property, and vital services. The plan will identify City and other emergency response agencies that should be contacted, and also identify community resources available for more localized assistance and relief.

- SAF-14. New and renovated structures, as well as streets, driveways, and alleyways, shall be designed to provide adequate entry and exit by emergency vehicles and personnel. This includes visible street numbering, emergency vehicle turn-arounds, accessible building entry points and stairways, lighting, and interior evacuation routes.

PUBLIC SERVICE POLICIES:

- PUBL-1. The City shall provide users within City limits preference for service connections. To keep the City up to date on the condition of the water system, need for improvements and level of uses, an annual water report shall be prepared and presented to the City Council. The report shall discuss capacity reserved for properties within City limits.
- PUBL-2. The City shall plan on regular maintenance and occasional upgrading of the water system, as feasible. The City shall develop a program to periodically upgrade existing distribution lines to current standards.
- PUBL-3. The City should promote an active, on-going water conservation program to help keep water consumption to a minimum. The City conservation program should extend to properties outside the City that are hooked up to the system.
- PUBL-4. **(12)** Any new subdivisions or developments within the City or in the Planning Area shall provide evidence that adequate water is available without affecting existing water systems.
- PUBL-5. The area to the east and southeast of the City on either side of the freeway, where some properties are already connected to the system, should be included in the City service area to allow for additional connections as the system allows. Eventual annexation shall be required.
- PUBL-6. The City's Sphere of Influence should be defined to include the City's water service connections, as well as all properties adjacent to the City's trunk line and those properties that are within the Luffenholtz and Mill Creek watersheds.
- PUBL-7. In the event of a proposal to expand the City water system, prospective customers shall provide by agreement with the City the necessary funds in

whole or in part to defer the cost of system improvements. This policy shall be implemented by provisions of the City Water Ordinance.

- PUBL-8. Applications for water service for property outside the City should be reviewed to determine whether and when annexation would be advantageous to the City. If there is reasonable doubt, the hookup should be allowed without annexation so that the City can benefit from the extra water revenue, provided that there is substantial compliance with all other policies in the General Plan, the City Annual Water Report, and with the City Water Ordinance. An 'annexation agreement' (agreeing not to object to future annexation) with the City is a minimum requirement for providing any new connections outside of City limits.
- PUBL-9. The existing commercial area on the west side of Patrick's Point Drive south of Anderson Lane and the area on the east side of Patrick's Point Drive south of the Division of Forestry property should be included in the City service limits to allow for future consideration of water service. Annexation is a requirement for water service expansion.
- PUBL-10. Water service should not be provided within the North Trinidad service area until the City system has sufficient capacity. The size of the trunk line into the North Trinidad service area should only be large enough to serve the projected needs of development in the service area.
- PUBL-11. Connection to Humboldt Bay Municipal Water District should only be allowed when measures are included to assure that the general small-town community characteristic of the service area around the City does not adversely change.
- PUBL-12. The City shall develop findings and standards that protect Luffenholtz and Mill Creek watersheds from activities that threaten their ecological and water quality integrity.
- PUBL-13. The General Plan land use designations shall be based on the use of individual wastewater disposal systems throughout the planning area.
- PUBL-14. The City shall develop a Septic Maintenance Program that includes regular monitoring, maintenance, and pumping requirements to assure that State and Federal water quality standards are to be met.
- PUBL-15. The City shall implement a process to review development proposals in the City that intensifies the use (such as a residential remodel that adds a bedroom) and require location of the existing septic system on a plot plan. For some projects, the City shall require a reserve leach field areas or a new system that meets the required standards.

- PUBL-16. Uses with high year-round wastewater discharges shall not be permitted in areas where septic tanks are the method of wastewater disposal. Other uses with seasonally high discharges during the dry season, such as recreational vehicle parks and restaurants, can be allowed to have septic tanks if the septic tank system is capable of handling the seasonally heavy wastewater discharges and proper maintenance follows.
- PUBL-17. Subdivision and development proposals in the planning area shall be carefully reviewed for sewage disposal capabilities. Adequate standards shall be used to ensure that water quality and public health are protected.
- PUBL-18. Individual waste treatment systems shall be consistent with Regional Water Quality Control Board standards and the City's sewage disposal ordinance. Existing lots, which are smaller than the prescribed minimum lot size, shall only be developable when an acceptable individual waste treatment system can be provided but not increase nonconformity.
- PUBL-19. The City and Humboldt County shall undertake a joint wastewater facilities study in the developed area between Mill Creek and Luffenholtz Creek to determine if septic tanks are presently creating pollution problems and what sewage disposal method and other regulation is the most feasible long-term solution for the area.
- PUBL-20. The City shall continue to contract for solid waste disposal services in a manner that meets the needs of the residents in the area.
- PUBL-21. The City shall continue to Implement programs included in the City's Source Reduction and Recycling Elements to reduce litter and other illegal solid waste disposal and to minimize the amount of wastes requiring disposal.
- PUBL-22. The City shall, as part of the above "Elements", develop a program that allows collection and reuse of yard waste and discourages dumping such wastes over the bluff top.

COMMERCIAL DEVELOPMENT POLICIES:

- COMM-1. The City's Commercial and Mixed Use designated areas should provide for a mix of both local as well as tourist-related, goods and services in a manner that is compatible with surrounding land uses.
- COMM-2. Convenience shopping facilities should be located near the freeway interchange. Gift shops, smokehouses, tackle shops, restaurants and other visitor related businesses can be located along primary collector streets provided they are compatible with nearby residences. The

compatible blending of these types of businesses with the community enhances the seaside character of the town.

- COMM-3. The City's development process and requirement should be formatted to encourage appropriate commercial uses.
- COMM-4. Commercial uses with high-use sewage disposal needs should be carefully considered as to adequacy to provide for year-round needs.
- COMM-5. Home Occupations are allowed in Residential or Mixed Use areas to the extent that they do not impact the residential character of the neighborhood. Limitations shall be specified in the City Zoning Ordinance.
- COMM-5. Visitor service accommodations should be buffered from adjacent residential areas and have convenient access to a primary collector street.
- COMM-6. Vacation rentals shall continue to require a business license and submittal of required taxes. Related activities shall not adversely affect the residential character of the neighborhood.
- COMM-7. At the time the City Council determines that vacation rentals may adversely affect the small-town atmosphere of the City, measures shall be developed to limit the licensing of such rentals or other alternatives.

HARBOR AREA POLICIES:

- HAR-1. Coastal-dependent and coastal related uses are given priority in the harbor area. Coastal-dependent uses, per Coastal Act Section 30101, are defined as: any development or use, which requires a site on, or adjacent to, the sea to be able to function at all. Coastal related uses, per Coastal Act Section 30101.3, are defined as: any use that is dependent on a coastal-dependent development or use.
- HAR-2. Commercial fishing has priority over sport fishing, which has priority over recreational boating activities. Public launching facilities are recognized as an important aspect of the harbor area. These facilities are to be kept in working order in conjunction with other allowable uses in the Harbor designation.
- HAR-3. Intensification or addition to existing uses proposed in the harbor area shall be accommodated with adequate sewage disposal, water, parking, and other public services.
- HAR-4. Intensification or addition to existing uses proposed for the Harbor designated area shall be accompanied by a plan that indicates the area to

be reserved for coastal-dependent and coastal-related uses. Non-coastal-dependent/ non- coastal-related uses, including visitor-serving uses, shall be limited to a total of twenty-five percent (25%) of the developable land (less than 50% slope) in the harbor area.

- HAR-5. Prior to any intensification or addition to existing uses being applied for, the property owner shall first identify suitable leach field reserve areas for septic systems for existing and proposed uses. These areas shall be protected from adverse activities. Identified leach field and reserve areas in the harbor area shall not be precluded by the development of buildings or parking lots.
- HAR-6. The Harbor area is intended to be retained/ managed in minimal ownerships. Intensification or addition to existing uses in the harbor area shall require merger of existing lot lines. Subdivision is allowed for lease purposes or public access dedications only and shall be sufficient in area as needed to accommodate the intended use, waste disposal facilities, and any other requirements.
- HAR-7. Prior to submitting an application for any intensification or addition to existing uses, the property owner shall identify and offer to dedicate areas reserved for public access to the pier, Launcher Beach, Trinidad Beach and Trinidad Head. In addition the property owner shall identify suitable public parking for public access to all of these areas. A minimum thirty-five public parking spaces shall be provided overall in addition to that necessary for on-site uses. These areas shall be protected from adverse activities.
- HAR-8. The property owner, with coordination of the City, shall enter into a water service agreement for the provision of additional services necessary for future coastal-dependent and coastal-related uses as allowed by the general plan designation prior to approval of any intensification or addition to existing uses.
- HAR-9. The property owner shall be encouraged to construct improved refueling opportunities that provide a safer method for refueling than the current hand carrying method.
- HAR-10. Dredging or filling of coastal waters is to be consistent with provisions of Coastal Act 30233 limiting development to, among other requirements, new or expanded commercial fishing facilities, maintenance of previously dredged depths in the harbor, and public recreational piers.

RECREATION POLICIES:

- REC-1. Public restrooms shall be encouraged to be available in the harbor area, market area, the gas station, and at Trinidad Town Hall.
- REC-2. The local Chamber of Commerce and the City should continue to cooperate in providing visitor service information at City Hall and the information center near the main entrance into town.
- REC-3. The City shall provide adequate litter control programs in areas open to the public.
- REC-4. The City shall pursue development of a community center, which amongst other uses, shall provide space for community functions.
- REC-5. The public shall have unimpaired access to trails. A formal pedestrian trail system shall be marked out around Trinidad. The system shall include the beaches, the existing Trinidad Beach State Park trails, and ascend the bluff at Galindo Street to provide convenient pedestrian access from Edwards Street to the harbor, the Old Wagon Road from Wagner Street to Parker Creek Trail, the private road extending from Scenic Drive along the east branch of Parker Creek to the beach, and the beach extending southeasterly from Parker Creek to the City limits. (Refer to the Circulation Plan map for delineation of the trail system.) The system shall be advertised in visitor information and mapped at the visitor information center. Trail connections to the State Park should also be identified.
- REC-6. The City shall require formal access offers of dedication where necessary to assure continued public use of designated trails.
- REC-7. The City Council shall complete requirements for the two noted outstanding offers to dedicate public access easements within two years from the date of the certification of the City's Local Coastal Plan.
- REC-8. Trinidad Head will be generally maintained with hiking trails, benches and vista points. Controlled public vehicular access will only be allowed as far as the existing harbor overlook. [Amended Ord. 166; 12-12-84]
- REC-9. The City Council shall develop ordinances and policies to ensure unobstructed public access to all Trinidad Trails. Vehicles, vegetation, or other obstructions shall not be allowed to block or hinder pedestrian access to trails.
- REC-10. The City shall encourage the State to improve the restrooms at the College Cove/ Elk's Head parking area. Trails (and related signs) should connect to the City's Trail System.

- REC-11. The City shall require open space easements or similar agreement to assure public use of designated trails and to protect the natural character of Open Space and Special Environment areas when approving permits for allowable development. Such agreements shall cover the portions of the lot that need not be disturbed by proposed structures and appurtenant uses or designated for protection in geologic reports. If funds are available such agreements should be obtained on already developed lots in the Special Environment area and should obtain the degree of public control over lands designated as Open Space and Special Environment needed to protect scenic, cultural and natural resources.

COUNTY / PLANNING AREA POLICIES:

- CO-1. Trinidad shall attempt to accommodate future population growth either within or in close proximity to Trinidad City limits as defined by the Urban Limit Line.
- CO-2. The City desires to include the trunk line from Luffenholtz Creek as well as the Luffenholtz Creek and Mill Creek watersheds in its Sphere of Influence for the reasons discussed under the Water Service Capabilities Section, and Water Resources/ Nonpoint Source Pollution Section. The watersheds are to be included to provide directions and oversight on land use decisions that affect the City's Water Supply.
- CO-3. Trinidad shall assess impacts of development in other areas adjacent to its Sphere of Influence when considering large projects and regional issues
- CO-4. Trinidad will consider expanding its services to areas outside City limits only if it can be done without significantly increasing the costs to residents within City limits
- CO-5. Annexations will not be undertaken unless it can be proven that they are economically or environmentally advantageous to the City
- CO-6. The City shall provide comments and input during the County's General Plan Update for that area within the City's Planning Area. The City shall strive to have plans recognizing impacts that could occur to the City as a result of inappropriate changes in the City's Planning Area.
- CO-7. The City shall comment on relevant projects located within the Trinidad Planning Area based primarily on policies found throughout this General Plan.

- CO-8. The City shall encourage increased coordination efforts between Trinidad officials and surrounding jurisdictions and landowners for providing concerns for development projects that affect the Trinidad Planning Area.

Land Use Element

The Land Use Element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses. In general, it functions as a guide to planners, the general public, and decision-makers as to the ultimate pattern of development for the city or county at build-out. It has the broadest scope of all the elements and relates directly to every other element in the General Plan. In practice it is the most visible and often-used element, as it has a pivotal role in zoning, subdivision, and public works decisions.

Topics applicable to this element that must be addressed to the extent that they are relevant to the city:

Agriculture	Forests/timber	Recreation
Density	Industrial uses	Scenic resources
Education	Land use	Waste facilities
Flooding	Public buildings	

The State's General Plan Guidelines include comprehensive lists of 1) topics that should be addressed during data collection and analysis for the land use element, and 2) subjects that should be addressed through development policies. These lists are based on a close reading of the statutes and case law. It is recommended that each listed subject be addressed to the extent that it is relevant to the community.

The following table lists recommended subjects that should be addressed by development policies within the Land Use Element. It includes those topics that appear most relevant to Trinidad based on community input and issues identified in Trever's memo (Sept. 13).

Policies and topics denoted with an asterisk (*) are relevant to water quality concerns.

Recommended Policy Area	Community Issues Addressed
1. Type, intensity, general distribution, and general location of each class of land use proposed by the plan.	<ul style="list-style-type: none">➤ Environmental constraints on development➤ Population/density➤ Water quality/watershed protection➤ Preservation of rural atmosphere
2. Population density standards for each land use category with residential potential.	<ul style="list-style-type: none">➤ Population/density
3. The location of new development allowed by the plan, including requirements for the consideration of impacts to the environment, surrounding land uses, and infrastructure.* 4. The spatial relationships between types of land use.	<ul style="list-style-type: none">➤ Environmental constraints on development➤ Water quality/watershed protection➤ Preservation of rural atmosphere➤ Mixture of old and new elements➤ Further development of business district➤ Tourist and visitor accommodations➤ Coordination with Humboldt County on projects outside of City limits that may impact Trinidad➤ Vacation rentals➤ Sustainable development

5. Development regulations for open-space areas.*	<ul style="list-style-type: none"> ➤ Preservation of rural atmosphere ➤ Trinidad Head Management Plan ➤ Natural environment surrounding the town ➤ Creation of a community park ➤ Management of Tsurai Study Area
6. The type and intensity of allowable development in areas with severe slopes.	<ul style="list-style-type: none"> ➤ Environmental constraints on development
7. The location, acquisition, development, and management of public and private parks and recreational areas, including access to lakeshores, beaches, rivers, and streams.	<ul style="list-style-type: none"> ➤ Creation of a community park ➤ Trinidad Bay/ASBS/harbor area ➤ Public recreation ➤ Trails plan/markers ➤ Access to beaches ➤ Access to Hammond Trail
8. The evaluation and regulation of important wildlife habitats, including allowable uses and/or density of development.*	<ul style="list-style-type: none"> ➤ Trinidad Bay/ASBS/harbor area
9. The promotion and protection of areas of scenic beauty, including policies regulating development.	<ul style="list-style-type: none"> ➤ Trinidad Bay/ASBS/harbor area ➤ Trinidad Head Management Plan ➤ Community design (including view protection) ➤ Outdoor lighting ➤ Roof equipment (solar panels, antennas, etc.) ➤ The light house
10. The development, maintenance, and siting of existing and projected public facilities, including buildings and infrastructure.*	<ul style="list-style-type: none"> ➤ Human services/government (utilities, police, emergency services, etc.) ➤ Public services (water, waste, recycling, natural gas, etc.) ➤ Construction of natural gas line
11. The analysis, approval, and regulation of future liquid and solid waste facilities.*	
12. The compatibility of nearby land uses with existing solid waste and liquid waste facilities and with sites reserved for future facilities.	
13. General plan designations to allow local governments to comply with §65583 regarding the provision of low and moderate income housing.	<ul style="list-style-type: none"> ➤ Housing

14. General standards for mixed-use development.	➤ Further development of business district
15. The relationship between the land use element and the local zoning, subdivision, and building ordinances.	➤ Permit processing/regulatory hurdles ➤ Community design ➤ Signs ➤ Outdoor lighting ➤ Vacation rentals ➤ Roof equipment ➤ Parking

Some of these recommended policy areas are already addressed to some extent in the 2001 Draft General Plan. Those policies most relevant to the Land Use Element are discussed below. In order to be concise, not all applicable policies are listed.

Existing Policies Identified in General Plan	Suggestions for Improvement
1. Type, intensity, general distribution, and general location of each class of land use proposed by the plan.	
➤ The Land Use Maps (Figures ____) designate specific land use areas. All new development shall be placed into appropriately designated areas so that land use conflicts can be minimized. (LU-1) ➤ Some existing uses are not placed in an appropriate land use category because of their isolated location and the undesirability of providing for expansion of similar uses in the immediate area. Those areas have been given an appropriate and compatible designation to allow the existing use to continue as a non-conforming use, but not to allow for significant expansion of the use. In order to distinguish between uses that are compatible and those that are non-compatible, discretion will be used that is based on the attitudes of local property owners and the judgment of the Planning Commission. (LU-3)	Review Land Use Map to ensure consistency with community desires. No suggestions.
2. Population density standards for each land use category with residential potential.	
➤ Densities and uses specified under each General Plan designation are further defined by language and specification included in the corresponding Zoning designation. (LU-2)	No suggestions.
3. The location of new development allowed by the plan, including requirements for the consideration	

of impacts to the environment, surrounding land uses, and infrastructure.

<ul style="list-style-type: none"> ➤ The City’s development process and requirement should be formatted to encourage appropriate commercial uses. (COMM-3) ➤ Trinidad shall attempt to accommodate future population growth either within or in close proximity to Trinidad City limits as defined by the Urban Limit Line. (CO-1) ➤ Visitor service accommodations should be buffered from adjacent residential areas and have convenient access to a primary collector street. (COMM-6) ➤ Trinidad shall assess impacts of development in other areas adjacent to its Sphere of Influence when considering large projects and regional issues.* (CO-3) 	<p>Clarify the intent of this policy. List general development requirements that will encourage further development of the business district while ensuring an appropriate mixture of uses.</p> <p>Review the existing Urban Limit Line (City boundary) to ensure that it sufficiently contains growth and preserves the town’s rural atmosphere.</p> <p>Consider whether visitor accommodations should be buffered from other land uses.</p> <p>State that developments in the Sphere of Influence will be considered for their impacts to the environment, surrounding land uses, and infrastructure.</p> <p><i>Also:</i> Promote community design standards with policies regarding private view protection, size/scale/bulk of structures, and landscaping. Limit number and location of vacation rentals. Create a policy addressing outdoor lighting; consider the new Lighting Ordinance if adopted.</p>
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7. The location, acquisition, development, and management of public and private parks and recreational areas, including access to lakeshores, beaches, rivers, and streams.

<ul style="list-style-type: none"> ➤ The City Council shall develop ordinances and policies to ensure unobstructed public access to all Trinidad Trails. Vehicles, vegetation, or other obstructions shall not be allowed to block or hinder pedestrian access to trails. (REC-9) ➤ The City shall pursue development of a community center, which amongst other uses, shall provide space for community functions. (REC-4) 	<p>The City should pursue finalization and adoption of a comprehensive Trails Plan to ensure convenient public access to, and safety on, local trails.</p> <p>The City should encourage the creation of a community park on existing vacant lands.</p> <p><i>Also:</i> Public access to coastal areas shall be provided and maintained in accordance with the California Coastal Act, so long as it does not interfere with private property rights or</p>
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	lead to overuse of natural resources. Provide for bicycle access to Hammond Trail.
10. The development, maintenance, and siting of existing and projected public facilities, including buildings and infrastructure.	
Existing policies (PUBL-5 through PUBL-11) address annexation for areas connected to City services, undergrounding of utility lines, and water service hookups.	Address possible locations for a natural gas line to serve the community.
11. The analysis, approval, and regulation of future liquid and solid waste facilities.	
<ul style="list-style-type: none"> ➤ The City and Humboldt County shall undertake a joint wastewater facilities study in the developed area between Mill Creek and Luffenholtz Creek to determine if septic tanks are presently creating pollution problems and what sewage disposal method and other regulation is the most feasible long-term solution for the area.* (PUBL-19) ➤ The City shall continue to contract for solid waste disposal services in a manner that meets the needs of the residents in the area. (PUBL-20) 	Address the possibility of providing a recycling facility or other public services desired by the community. State the general conditions under which a new service facility will be approved and where it should be located.
14. General standards for mixed-use development.	
<ul style="list-style-type: none"> ➤ The City's Commercial and Mixed Use designated areas should provide for a mix of both local as well as tourist-related, goods and services in a manner that is compatible with surrounding land uses. (COMM-1) 	Promote a mixture of commercial and residential uses in Planned Development or Mixed Use districts. Provide general standards for mixed-use development, such as that commercial uses should be located on the street front and residential uses on the rear of the property whenever possible. Promote design standards for mixed-use development, such as the avoidance of corporate-style architecture.
15. The relationship between the land use element and the local zoning, subdivision, and building ordinances.	
<ul style="list-style-type: none"> ➤ Densities and uses specified under each General Plan designation are further defined by language and specification included in the corresponding Zoning designation. (LU-2) 	No suggestions.

<p>➤ The Planning Commission shall annually review specifications of the Zoning Ordinance and implement changes, as necessary, to allow adequate response to development proposals or ongoing activities and to keep the Zoning Ordinance responsive to retaining the small-town community character. (LU-5)</p>	<p>Direct Planning Commission to ensure that Zoning Ordinance requirements are not redundant with Subdivision and Building Ordinance requirements.</p> <p><i>Also:</i> Promote cooperation between the City Planner and other City staff to ensure streamlined permit processing.</p>
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The California Coastal Commission also provides guidance on planning and locating new development in an LCP update. The LCP update guide states that an update process should reexamine and revise the designation of the kinds, location and intensity of land uses to 1) ensure consistency with all Coastal Act policies, 2) reflect current limits to the available capacity of public works facilities, 3) reflect protection of priority uses under the Coastal Act, and 4) ensure that Highway One remains a two-lane road in rural areas (not applicable to Trinidad).

The following table presents some of the pertinent Coastal Act policies (paraphrased) and how they are, or could be, addressed in Trinidad's General Plan.

Existing Policies Identified in General Plan	Comments
<p>§30250 – New development must be located within or contiguous to existing development, in areas where it will have no significant adverse effect on coastal resources; hazardous industrial development must be located away from existing developed areas; visitor-serving facilities must be located within existing development or at special points of visitor attraction.</p>	
<p>➤ The Land Use Map designates specific land use areas. All new development shall be placed into appropriately designated areas so that land use conflicts can be minimized. (LU-1)</p> <p>➤ Visitor service accommodations should be buffered from adjacent residential areas and have convenient access to a primary collector street. (COMM-6)</p>	<p>Review Land Use Map to ensure that developable areas are appropriate for minimizing impacts to coastal resources.</p> <p>This policy effectively restricts visitor-serving facilities to already-developed areas.</p>
<p>§30251 – The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. New development in highly scenic areas shall be compatible with the character of its surroundings.</p>	
<p>➤ Trinidad Bay and the bay bordering Trinidad on the west, including all their islands, shall be preserved in their present state. ... Any near shore developments should be unobtrusive and visually compatible with the bay vista. (OS-2)</p> <p>➤ The lands designated as Open Space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present state. It is from</p>	<p>These and other existing policies, along with the policy suggestions contained elsewhere in this document, adequately address the issue of visual resources.</p>

these lands that the unparalleled view to the south is obtained. (OS-3)	
§30252 – New development should maintain and enhance public access to the coast through transit improvements and the provision of recreational facilities in correlation with the amount of development. The recreational needs of new residents should not overload nearby coastal recreation areas.	
<p>Transit issues are addressed by recommended Circulation Element policies.</p> <p>Zoning regulations in Planned Development areas require developers to provide recreational facilities to serve the new development.</p>	A new policy could be added stating that the City should acquire X acres of land for park facilities for every Y number of new residences developed. However, this is likely unnecessary given the small amount of developable land in the City.
§30253(3) – New development shall be consistent with the regulations imposed by the applicable air pollution control district.	
No policies.	State that new development shall cause minimal adverse impacts to air quality by complying with requirements of the North Coast Unified Air Quality Management District.
§30254 – New or expanded public works facilities shall be designed and limited to serve the needs of development and uses permitted in accordance with the Coastal Act.	
<ul style="list-style-type: none"> ➤ Water service should not be provided within the North Trinidad service area until the City system has sufficient capacity. The size of the trunk line into the North Trinidad service area should only be large enough to serve the projected needs of development in the service area. (PUBL-10) ➤ Trinidad will consider expanding its services to areas outside City limits only if it can be done without significantly increasing the costs to residents within City limits. (CO-4) 	<p>Other City utilities could be restricted using this policy wording as a model. For example, “Extensions of City utilities should only be large enough to serve the projected needs of development in the service area.”</p> <p>Add a policy stating that expansion of public works facilities to serve new development should be considered in terms of its potential to induce further growth.</p>
§30255 – Coastal-dependent development shall have priority over other developments on or near the shoreline.	
➤ Coastal-dependent and coastal related uses are given priority	Aside from the harbor, most of the

in the harbor area. (HAR-1)	City's coastal parcels are designated Open Space/Special Environment or are already developed with residences. Due to the limited potential for shoreline development, there is no need to expand this policy beyond the harbor area.
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Open Space Element

The Open Space Element details plans and measures for the long-range preservation and conservation of open-space lands, including open space for the preservation of natural resources, the managed production of resources (including agricultural lands), outdoor recreation, and public health and safety. Open-space land is defined in statute as any parcel or area of land or water that is essentially unimproved and devoted to open-space use. This element is broad in scope and contains many issues that may be addressed by other elements; thus the open space element is often combined with other elements.

Topics applicable to this element that must be addressed to the extent that they are relevant to the city:

Agriculture	Minerals	Water quality
Air quality	Recreation	Water supply
Fire	Scenic resources	Watersheds
Fisheries	Seismic hazards	Waterways/water bodies
Flooding	Soil conservation	Wildlife
Forests/timber	Utilities/easements	

The state's General Plan Guidelines include comprehensive lists of 1) topics that should be addressed during data collection and analysis for the open space element, and 2) subjects that should be addressed through development policies. These lists are based on a close reading of the statutes and case law. It is recommended that each listed subject be addressed to the extent that it is relevant to the community.

The following table lists recommended subjects that should be addressed by development policies within the Open Space Element. It includes those topics that appear most relevant to Trinidad based on community input and issues identified in Trever's memo (Sept. 13).

Policies and topics denoted with an asterisk (*) are relevant to water quality concerns.

Recommended Policy Area	Community Issues Addressed
1. The protection of fish, wildlife, and plants and their habitats, including rare and endangered species.* 2. Development in or near existing and proposed areas of ecologic or other scientific study.	➤ Trinidad Bay/ASBS/harbor area
3. The protection of water quality.* 4. The protection, use, and development of bodies of water and water courses.* 5. The protection of and development in watersheds and aquifer recharge areas.*	➤ Water quality/watershed protection ➤ Trinidad Bay/ASBS/harbor area ➤ Stormwater ➤ Water supply ➤ Coordination with Humboldt County on projects outside City limits that may impact Trinidad
6. The prevention of soil erosion.*	➤ Environmental constraints (e.g. unstable slopes) ➤ Water quality/watershed protection

7. The protection of water bodies and watersheds that are important for the management of commercial fisheries.*	➤ Trinidad Bay/ASBS/harbor area
8. The protection of areas of outstanding scenic beauty.	<ul style="list-style-type: none"> ➤ Trinidad Head Management Plan ➤ Community design (view protection) ➤ Outdoor lighting ➤ The natural environment surrounding the town
9. The protection of archaeological sites. 10. The protection of historically or culturally significant sites.	<ul style="list-style-type: none"> ➤ Tsurai Management Plan ➤ Historic structures ➤ Churches ➤ Mixture of old and new elements
11. The type, location, acquisition, development, and management of public and private parks and recreational areas.	<ul style="list-style-type: none"> ➤ Creation of a community park ➤ Access to beaches ➤ Trails plan/markers
12. The protection, improvement, development, and maintenance of recreational trails and related facilities. 13. The coordination of trails with access to waterways required under the Subdivision Map Act. 14. The integration of local trails with state and federal trail systems.	<ul style="list-style-type: none"> ➤ Trails plan/markers ➤ Access to beaches ➤ Bike access to Hammond Trail
15. The type, location, and intensity of development in areas of seismic hazards. 16. The type, location, and intensity of land uses in areas with unstable soils.	<ul style="list-style-type: none"> ➤ Environmental constraints on development ➤ Health and safety

Some of these recommended policy areas are already addressed to some extent in the 2001 Draft General Plan. Many of them are address in the Conservation Element rather than the Open Space Element. Those policies most relevant to the Open Space Element are discussed below. In order to be concise, not all applicable policies are listed.

Existing Policies Identified in General Plan	Suggestions for Improvement
8. The protection of areas of outstanding scenic beauty.	
<ul style="list-style-type: none"> ➤ The beaches and sea cliffs which border the southern and western sides of the City (identified as Open Space) shall be preserved from development and allowed to remain in their present, essentially natural state. (OS-1) ➤ Trinidad Bay and the bay bordering Trinidad on the west, including all their islands, shall be preserved in their present state. These marine areas offer two of the most uniquely beautiful views, combining ocean, islands, bay and rugged, timber shorelines that can be found no where else along the California coast. The islands provide habitats for marine organizations and serve as refuges or rookeries for birds and marine mammals, including sea lions and harbor seals. Any near shore developments should be unobtrusive and visually compatible with the bay vista. (OS-2) ➤ The lands designated as Open Space lying seaward of Edwards and Van Wycke Streets shall remain entirely undeveloped and preserved in their present state. It is from these lands that the unparalleled view to the south is obtained. (OS-3) 	<p>The City should pursue development of a long-term management plan for Trinidad Head in collaboration with resource agencies, non-profit organizations, and other interested parties.</p>
13. The coordination of trails with access to waterways required under the Subdivision Map Act.	
<ul style="list-style-type: none"> ➤ The City shall require formal access offers of dedication where necessary to assure continued public use of designated trails. (REC-6) ➤ The public shall have unimpaired access to trails. A formal pedestrian trail system shall be marked out around Trinidad. The system shall include the beaches, the existing Trinidad Beach State Park trails, and ascend the bluff at Galindo Street to provide convenient pedestrian access from Edwards Street to the harbor, the Old Wagon Road from Wagner Street to Parker Creek Trail, the private road extending from Scenic Drive along the east branch of Parker Creek to the beach, and the beach extending southeasterly from Parker Creek to the City limits. (Refer to the Circulation Plan map for delineation of the trail system.) The system shall be advertised in visitor information and mapped at the visitor information center. Trail connections to the State Park should also be identified. (REC-5) 	<p>Any subdivision of property fronting a public waterway, including the coastline, should not be approved unless reasonable public access to the waterway is provided in accordance with the Subdivision Map Act. Public access from the subdivided property should be linked to the existing trail system whenever possible.</p> <p>Also: Pursue pedestrian and bicycle linkages with other local trails, e.g. the Hammond Trail.</p>

Conservation Element

The Conservation Element addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits. Its requirements overlap those of the open-space, land use, safety, and circulation elements, but are distinguished by being primarily focused on natural resources. One of the main roles of this element, for example, is to set forth policies that reconcile conflicting demands on specific resources.

Topics applicable to this element that must be addressed to the extent that they are relevant to the city:

Flooding	Minerals	Watersheds
Forests/timber	Soil conservation	Waterways/water bodies
Land reclamation	Water quality	Wildlife
Land use	Water supply	

The state's General Plan Guidelines include comprehensive lists of 1) topics that should be addressed during data collection and analysis for the conservation element, and 2) subjects that should be addressed through development policies. These lists are based on a close reading of the statutes and case law. It is recommended that each listed subject be addressed to the extent that it is relevant to the community.

The following table lists recommended subjects that should be addressed by development policies within the Conservation Element. It includes those topics that appear most relevant to Trinidad based on community input and issues identified in Trever's memo (Sept. 13).

Policies and topics denoted with an asterisk (*) are relevant to water quality concerns.

Recommended Policy Area	Community Issues Addressed
1. The type and intensity of development in or adjacent to water bodies and courses.* 2. The protection, use, and development of bodies of water and water courses.* 3. The protection of and development in watersheds and aquifer recharge areas.* 4. The enhancement and protection of the quality of surface water resources and the prevention of contamination.* 5. The conservation of water supplies (ground and surface).	➤ Trinidad Bay/ASBS/harbor area ➤ Water quality/watershed protection ➤ Water supply ➤ Stormwater ➤ Coordination with Humboldt County on projects outside of City limits that may impact Trinidad ➤ Sustainable development
6. The control and prevention of erosion.*	➤ Environmental constraints on development (e.g. unstable slopes) ➤ Water quality/watershed protection

<p>7. The development and improvement of port, harbor, and waterway facilities.</p> <p>8. The protection of water bodies and watersheds that are important for the management of commercial and recreational fishing.*</p> <p>9. The protection of fish, wildlife, and plants and their habitats.*</p>	<ul style="list-style-type: none"> ➤ Trinidad Bay/ASBS/harbor area ➤ Tourist attractions ➤ Creation of an interpretive park for California Coastal National Monument
<p>10. The development, improvement, and timing of major sewer, water, and storm drainage projects needed to maintain water quality.*</p>	<ul style="list-style-type: none"> ➤ Stormwater ➤ Trinidad Bay/ASBS/harbor area ➤ Water quality/watershed protection
<p>11. The enhancement and protection of archaeological, historical, and paleontological resources.</p>	<ul style="list-style-type: none"> ➤ Historic structures ➤ Tsurai Management Plan ➤ Mixture of old and new elements ➤ Protection of heritage trees
<p>12. The management and protection of forestry resources.*</p> <p>13. The conservation of forests for wildlife protection, recreation, aesthetic purposes, etc.</p>	<ul style="list-style-type: none"> ➤ Environmental constraints on development ➤ Tourist attractions ➤ Water quality/watershed protection
<p>14. The promotion of congruency and cooperation with the management plans and policies of other local, state, and federal agencies, non-profits, and other groups involved with the preservation of resources.*</p>	<ul style="list-style-type: none"> ➤ Trinidad Head Management Plan ➤ Tsurai Management Plan ➤ Water quality/watershed protection ➤ Trinidad Bay/ASBS/harbor area
<p>15. The conservation, development, and utilization of other natural resources such as farm and grazing lands, air quality and energy resources.</p>	<ul style="list-style-type: none"> ➤ Sustainable development ➤ Long-term planning for energy and food sources

Some of these recommended policy areas are already addressed to some extent in the 2001 Draft General Plan. Those policies most relevant to the Conservation Element are discussed below. In order to be concise, not all applicable policies are listed.

Existing Policies Identified in General Plan	Suggestions for Improvement

2. The protection, use, and development of bodies of water and water courses.	
<ul style="list-style-type: none"> ➤ Development within Critical Water Supply Areas shall demonstrate that no risk of contamination to the water supply area will occur due to the development activity proposed. Development within a “Critical Water Supply Area” shall utilize appropriate erosion and sediment control measures.* (CONS-3) ➤ The City shall review development projects in the County, including timber harvest plans, that affect Luffenholtz Creek and Mill Creek watersheds and provide comments to regulatory agencies emphasizing the need to minimize water quality impacts. Such comments shall consider consistency with all relevant policies in the City’s General Plan, including those found under Water Resources, Water Supply, Wastewater Disposal, and Planning Area.* (CONS-5) ➤ The City shall monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality. The City should develop and maintain an ongoing and open relationship with landowners within the watershed.* (CONS-6) ➤ The City shall work with the present owner of Trinidad Harbor to research possible alternatives to the current methods of refueling boats at the Trinidad Harbor.* (CONS-16) 	<p>The City should attempt to minimize the flow of excess stormwater into creeks and bays by encouraging property owners to implement low-impact development options, such as permeable paved surfaces and rainwater collection systems.</p> <p>The City should also work with the Harbor Master to implement other measures that will improve the water quality of the bay, such as prevention of waste dumping.</p> <p>Also: Encourage new developments to employ water-saving measures in order to conserve local water supplies.</p>
3. The protection of and development in watersheds and aquifer recharge areas.	
<ul style="list-style-type: none"> ➤ The City shall adopt a watershed based approach to land use planning that accounts for the impacts of development on an entire watershed, not simply the individual parcel or activity.* (CONS-10) ➤ The City shall monitor land use activities and development projects within the Luffenholtz Creek watershed and oppose those activities and projects that may have adverse impacts on creek water quality. The City should develop and maintain an ongoing and open relationship with landowners within the watershed.* (CONS-6) 	<p>Development applications should be reviewed based on this standard.</p> <p>The City should require that new developments in any watershed have no adverse impact on groundwater quality.</p>

➤ The City shall support community education geared towards helping citizens reduce their impact on the surrounding watershed.* (CONS-17)	No suggestions.
6. The control and prevention of erosion.	
➤ The City shall require minimization of impacts to areas that are particularly sensitive to erosion, as well as preserve areas that provide important water quality benefits, such as riparian and wetland areas.* (CONS-13)	<i>Note:</i> Additional policies regarding erosion are contained in the Safety Element.
7. The development and improvement of port, harbor, and waterway facilities.	
➤ Intensification or addition to existing uses proposed in the harbor area shall be accommodated with adequate sewage disposal, water, parking, and other public services.* (HAR-3)	New development should be evaluated for potential impacts to the Trinidad Bay ASBS. <i>Note:</i> A number of other policies are found in the Draft General Plan that comprehensively address the harbor area.
9. The protection of fish, wildlife, and plants and their habitats.	
➤ Public resource agencies (e.g., State Lands Commission and State Department of Fish & Game) should be encouraged to take every possible step to minimize the intrusion of boaters and beachcombers on offshore rocks. (CONS-23)	The City should work with the Bureau of Land Management and other partners to implement the Resource Management Plan for the California Coastal National Monument. The public should be encouraged to recognize the habitat values of these offshore rocks, and to maintain a respectful distance from the rocks when marine birds or mammals are present. <i>Also:</i> Look into the possibility of acquiring land for an interpretive park for the CCNM.
11. The enhancement and protection of archaeological, historical, and paleontological resources.	
None in this element.	Encourage the protection of “heritage” trees within the City, i.e. trees that have aesthetic or historical significance.

15. The conservation, development, and utilization of other natural resources such as farm and grazing lands, air quality and energy resources.	
None in this element.	Encourage development projects that incorporate sustainability elements. Direct the City to prepare for future events that may limit available food and energy sources.